

BK 7284 PG 172

TRANSFER

QUITCLAIM DEED WITHOUT COVENANT

006108

TAX

PAID

KNOW ALL BY THESE PRESENTS, that BANKNORTH, N.A., a Corporation organized and existing under the laws of the United States for consideration paid, sells, grants, conveys, and forever releases to ARCON REALTY, INC., of Waterville, Maine, whose mailing address is P.O. Box 2129, Waterville, ME 04903-2129, the real estate in Waterville, County of Kennebec and State of Maine, described as follows:

52-361

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, with the buildings thereon, more particularly bounded and described as follows, to wit:

Beginning at a stone bound situated at the intersection of the easterly line of Ticonic Street and the south line of Alden Street; thence southerly in said easterly line of Ticonic Street (60) feet to a stone monument at the northwest corner of land, now or formerly of Henry Collins; thence easterly in the northerly line of land, now or formerly of said Collins seventy-seven and 77/100ths (77.77) feet to the westerly line of land formerly of Paul Nadeau, and now or formerly of Freda Miller; thence northerly in said westerly line of Miller land sixty (60) feet to said south line of Alden Street; thence west in south line of Alden Street eighty-three and 25/100ths (85.25) feet to the point of beginning.

Also another certain lot or parcel of land situated in said Waterville, County of Kennebec and State of Maine, More particularly bounded and described as follows, to wit:

Beginning in the southerly line of Alden Street and at the northeast corner of land above described; thence southerly along the easterly line of land above described a distance of seventy-three and 25/100ths (73.25) feet to an iron pin driven in the ground; thence easterly and parallel with the southerly line of Alden Street, nine (9) feet; thence northerly at a right angle seventy-three and 25/100ths (73.25) feet to the southerly line of Alden Street; thence westerly along the southerly line of Alden Street nine (9) feet to the point of beginning. Meaning and intending to convey a rectangular parcel of land measuring nine (9) feet on Alden Street and being the westerly portion of land conveyed to Freda Miller by Warranty Deed from Eva. M. Labelle, dated July 25, 1958 and recorded in said Registry in Book 1123, Page 376.

This conveyance is made subject to the restriction that this property shall never be used for commercial purposes.

Being the same premises conveyed by James P. Boudreau to Peoples Heritage Savings Bank by mortgage deed dated February 28, 1995 and recorded in the Kennebec County Registry of Deeds in Book 4859, Page 190.

BANKNORTH, N.A. successor to Peoples Heritage Savings Bank, acquired title by virtue of an Order and Judgment of Foreclosure and Sale dated September 9, 2002, entered in Kennebec County Superior Court, Civil Action Docket No. RE-02-14, against James P. Boudreau, Defendant, and recorded in said Registry of Deeds, pursuant to the terms of which, the period of redemption having expired, a public sale was duly held on January 16, 2003, at which Grantee herein was the highest bidder. Having complied with all terms of sale, Grantee is given this deed for the price bid and duly paid.

52-361

AK 7284 PG 173

IN WITNESS WHEREOF, the said BANKNORTH, N.A. has caused this instrument to be executed by Catherine E. Melville, Assistant Vice President of Banknorth, N.A. this 21 day of January, 2003.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF: BANKNORTH, N.A.

By: Catherine E. Melville
Catherine E. Melville
Its Assistant Vice President

STATE OF MAINE
Cumberland, SS. January 21, 2003

Then personally appeared the above-named Catherine E. Melville and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of said Grantor Corporation.

Before me,
Robin D. Thompson
Notary Public/Attorney at Law
Printed Name: _____
Commission expiration _____

ROBIN D. THOMPSON
Notary Public, Maine
My Commission Expires March 8, 2008



RECEIVED KENNEBEC SS.
2003 FEB 25 AM 9:00